Calgary Alberta Homes For Sale

Although most homes for sale are resales, one out of four homebuyers purchases a new home. Which is better: existing or new.

The right answer, of course, is up to you. Both resales and new homes offer advantages. Existing homes are less expensive on average, and are generally closer to, and enjoy the warmth and surroundings of, established neighbourhoods. New homes, on the other hand, offer innovative use of space, modern energy efficiency, and choices of options and upgrades. What's more, everything is new - even the neighbours.

Please feel free to browse through this site to explore real estate information for the Calgary. Our comprehensive real estate website offers direct access to the latest properties for sale in Calgary and features community information, consumer links, school information, free reports, answers to commonly asked real estate questions and more. This is your one stop shop for Calgary Real Estate information.

Whether you are a first time buyer or an experienced investor, you will find useful information about how to choose the "right" property, making an offer, negotiating, financing, mortgage rates, moving, and everything involved in making an informed real estate decision in today´s market.

Beat out other buyers to Hot New Listings in Calgary

Here's how it works...

Our Exclusive Buyer Profile System saves you Time and Money. Simply tell us what you're looking for and get priority access to ALL homes that match your criteria, including Bank Foreclosures, Company Owned Properties and other Distress Sales.

No more wasted time looking at out-dated information in newspapers or searching the internet. Priority access means you're there first before other buyers, so you can negotiate the lowest possible price and your time is not wasted viewing homes that don't interest you.

It's easy to get started...

Fill out the form and click the SUBMIT button to enroll in our VIP Buyer Program. You'll then get a chance to enter your buying criteria on the next page.

Buying a home is a major investment no matter which way you look at it. But for many homebuyers, it's an even more expensive process than it needs to be because many fall prey to at least a few of many common and costly mistakes which trap them into paying too much for the home they want, losing their dream home to another buyer, or worse, buying the wrong home for their needs.

A systemized approach to the home buying process can help you steer clear of these common traps, allowing you to not only cut costs, but also buy the home that's best for you.

An industry report has just been released entitled "*9 Buyer Traps and How to Avoid Them*". This important report discusses the nine most common and costly of these homebuyer traps, how to identify them, and what you can do to avoid them.

Order this report NOW to learn how to avoid costly buyer mistakes before you purchase your next home.

According to statistics based on the National average of homes sold, about 40% of homes sell within the first month of being on the market.

However, houses that don't sell in the first month often remain on the market for months and months and usually don't sell until significant price adjustments have been made.

There are many factors which impact how long it will take to sell your home. The condition of your home, its location, market conditions and the price are usually the most significant.

We will conduct a thorough comparative market analysis by searching the database of all homes listed or sold in your area. With this current market data, we will be able to determine what your home might sell for and how long it may take to sell if you decide to put it on the market.

There is no cost or obligation for this valuable service.

We need your help because your referrals are the lifeblood of our business. Only through YOUR assistance can our network of agents keep building the business and consistently provide the level of service that ensures our clients are always *completely satisfied*. We sincerely hope you will tell your friends, family, peers, and co-workers about our services. You'll be doing them (*and us*) a favor because they too will receive the same excellent service that you have experienced with our home selling team.

11 High Cost Inspection Traps You Should Know About Weeks before Listing Your Home for Sale

According to industry experts, there are over 33 physical problems that will come under scrutiny during a home inspection when your home is for sale. A new report has been prepared which identifies the most common of these problems, and what you should know about them before you list your home for sale.

Whether you own an old home or a brand new one, there are a number of things that can fall short of requirements during a home inspection. If not identified and dealt with, any of these 11 items could cost you dearly in terms of repair. That's why it's critical that you read this report before you list your home. If you wait until the building inspector flags these issues for you, you will almost certainly experience costly delays in the close of your home sale or, worse, turn prospective buyers away altogether.

394 Tuscany Ravine Rd NW

Tuscany 2 story with an unprecedented location. Panoramic views of both the city and the mountains from a wrap around deck. One of the best lots the builder had, a pie lot with 20 meters across the back. Sitting up high this home has the view even from the walkout level that steps out on to the pathways system. High end finishing's throughout including a vaulted main area 16 ft up, this is an architectural design that is more expensive because space on the second level is lost while providing for a great living area. The kitchen in this home has beautiful finishing's with a grand sit up bar accessible from both sides. There's quality build-ins everywhere you look and this home shows just like new.

For more information please visit our website
http://www.calgaryadvancedhomesearch.ca